

PROCESS Checklist

Address: 121 Chestnut St Apt 2-05 Case # 18-1650

PARCEL # R04720-006-012-000 PIN # 3117-79-9258.000

- 1/2/18 1. Initial Inspection w/pictures
- 1/8/18 2. Create File Folder
- 1/8/18 3. Print Tax Information
- 1/8/16 4. Determine Cost to Rehab / % (Dilapidation or Deterioration)
5. Data Entry into HTE
6. Request for Title Work
7. Date received Title Work
8. Schedule Hearing: date _____
9. Prepare CN/LP
10. Send to City Attorney's Office
11. Post / Mail CN/LP – take photos
12. Prepare Affidavits (posting/mailling)
13. Publication of CN (if necessary): date: _____
14. Hearing determination: _____
15. Prepare FOF
16. Post/Mail FOF – take photos
17. Prepare Affidavits (posting/mailling)
18. Publication of FOF (if necessary): date: _____
19. FOF expiration inspection
20. File to Chief for Citation or Council
21. Citation Process # _____ \$ _____ # _____ \$ _____ # _____ \$ _____
22. Prepare Council Package
23. Prepare Notice of Owner regarding Council
24. Public Notice Hearing for Council
25. File Condemnation Ordinance
26. Prepare Notice of Condemnation to Owners
27. Prepare for Bid (15 days)
28. Schedule Demo with approved Contractor
29. Final Inspection of Demo
30. Prepare for Contractor Payment

This was a no heat case. The property had adequate heat
w/ minor violations. No notice sent. CSA.

[Print These Records](#)

SALEDATE	DEEDBK	DEEDPG	DEED LINK	SALEINST	SALEPRICE	GRANTOR	GRANTEE
9/1/1979	1157	1369	link	**	0	* NOT IN SYSTEM *	CAPE FEAR ASSOC

PARID: R04720-006-012-000
CAPE FEAR ASSOC

121 CHESTNUT ST

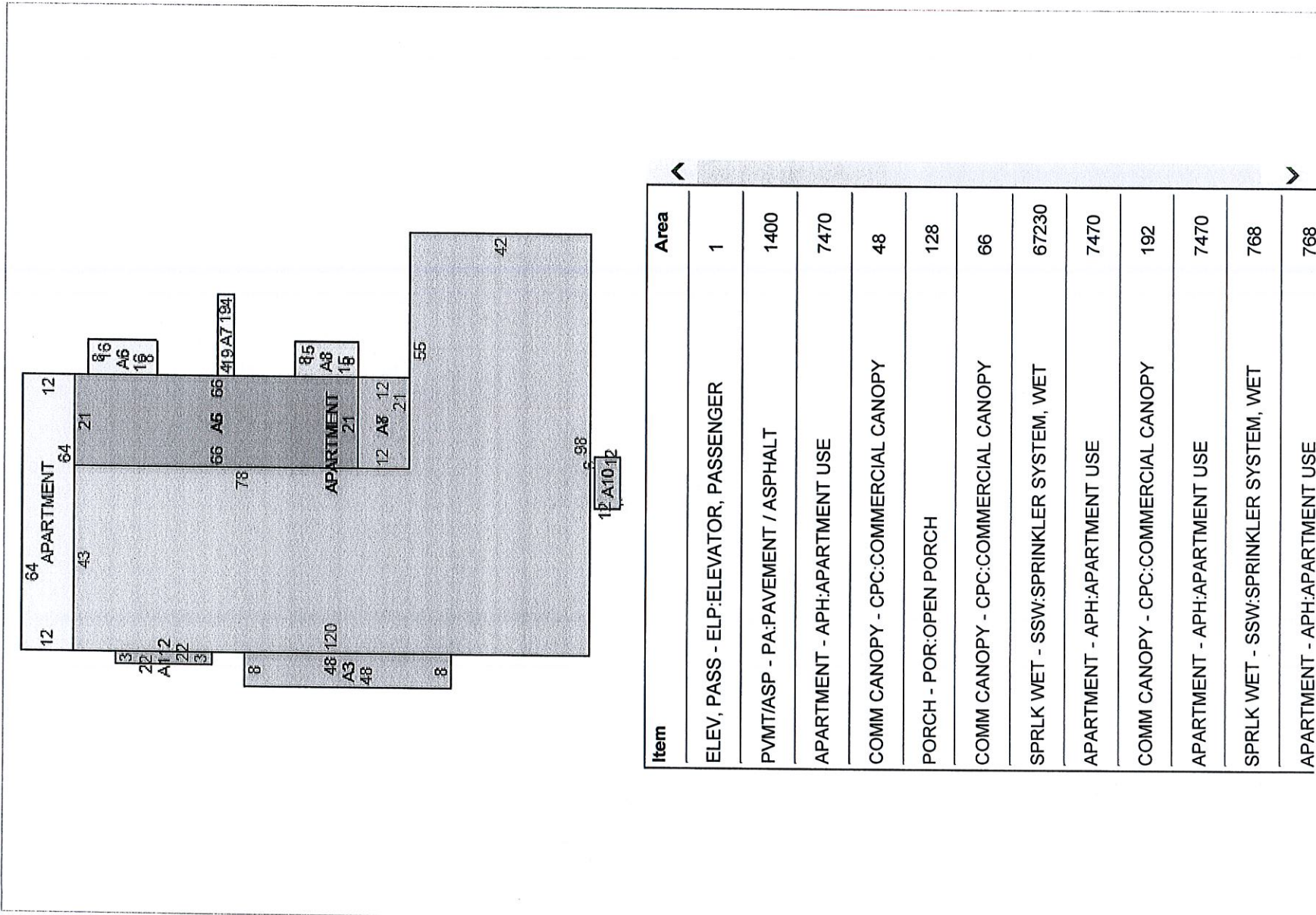
Parcel	
Alt ID	311708.79.9258.000
Address	121 CHESTNUT ST
Unit	
City	WILMINGTON
Zip Code	-
Neighborhood	CHBX0
Class	CHR3-Exempt Charitable - Low Income Housing
Land Use Code	12-3 + Family Residential
Living Units	91
Acre	
Zoning	CBD-CENTRAL BUSINESS DIS

Legal	
Legal Description	E END 6 PT 5 EM 5/6 PT 4
Tax District	BD
Owners (On January 1st)	
Owner	CAPE FEAR ASSOC
City	RALEIGH
State	NC
Country	
Zip	27601

THE DATA IS FROM 2017

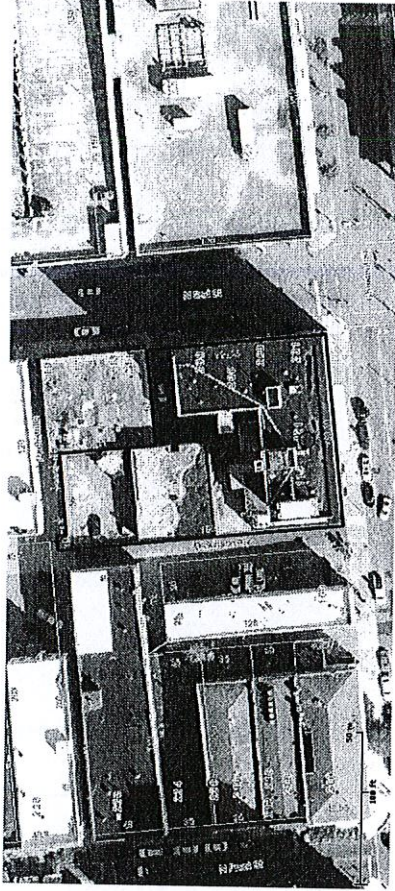
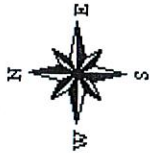
PARID: R04720-006-012-000
CAPE FEAR ASSOC

121 CHESTNUT ST



SPRLK WET - SSW:SPRINKLER SYSTEM, WET	4158
APARTMENT - APH:APARTMENT USE	1386
ENCL PORCH - EPR:ENCL PORCH	128
APARTMENT - APH:APARTMENT USE	1386
ENCL PORCH - EPR:ENCL PORCH	76
APARTMENT - APH:APARTMENT USE	252
ENCL PORCH - EPR:ENCL PORCH	120
APARTMENT - APH:APARTMENT USE	252
SPRLK WET - SSW:SPRINKLER SYSTEM, WET	504

Printed on Monday, January 8, 2018, at 12:06:27 PM EST



Parcel Address:

CHESTNUT ST

Owner Information:

CAPE FEAR ASSOC
412 FAYETTEVILLE ST MALL
RALEIGH, NC 27601

Parcel Information

Parcel ID: R04720-006-012-000

PIN: 3117-79-9258.000

Area:

Map ID: 311708.79.9258.000

Zoning:

CBD

In Flood Zone?

In National

Register

Wilmington

Historic District?

Legal Description: E END 6 PT 5 EM 5/6 PT 4

Subdivision:

Census Tract: 011300

Census Block
Group: 1

Census Block: 1032

Property Values

Appraised Land Value

\$475,200.00

Appraised Building Value

\$2,144,800.00

Total Appraised Value

\$2,620,000.00

Plat Book/Page

NOSUBDIV

Deed Book/Page

001157/001369

Muni

BD

Land Use Code

12

Williane Carr

From: Williane Carr
Sent: Wednesday, June 08, 2016 12:07 PM
To: Richard King; Amy Beatty
Cc: Williane Carr
Subject: RE: Cape Fear Hotel Apartments - Brick Veneer Repair

Thanks so much, for the detailed update. I met with EB and Dawn Snotherly yesterday, and Brett Russell and I went to the site today.

W. M. Myers Carr, CZO, CHO
Chief Code Enforcement Officer
City of Wilmington
Community Services/CD/Code Enforcement
305 Chestnut Street, 2nd Floor
PO Box 1810
Wilmington, NC 28402

Office: (910) 341-3231; Cell: (910) 616-2095; Fax: (910) 341-7802
Email: williane.carr@wilmingtonnc.gov
Code Enforcement Office Email: lynctcg_code@wilmingtonnc.gov



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From: Richard King
Sent: Wednesday, June 08, 2016 10:34 AM
To: Williane Carr <Williane.Carr@wilmingtonnc.gov>; Amy Beatty <Amy.Beatty@wilmingtonnc.gov>
Subject: FW: Cape Fear Hotel Apartments - Brick Veneer Repair

FYI

From: Everett Pannkuk [<mailto:eb@andrewengineers.com>]
Sent: Wednesday, June 08, 2016 10:28 AM
To: David Cowell <david.cowell@wilmingtonnc.gov>
Cc: Tony Caudle <tony.caudle@wilmingtonnc.gov>; Richard King <Richard.King@wilmingtonnc.gov>; Skipper Funderburg <Skipper.Funderburg@wilmingtonnc.gov>; Bret Russell <Bret.Russell@wilmingtonnc.gov>; Neal Andrew <neal@andrewengineers.com>
Subject: RE: Cape Fear Hotel Apartments - Brick Veneer Repair

Dave,

As we discussed yesterday, the temporary needle beams were in place yesterday. The intent of these temporary beams is to support the 8th floor brick veneer - isolating the brick veneer fall hazard to the 7th floor. One of two shelf angles were installed (permanent 8th floor brick veneer support).

Today, the contractor intends to install the second shelf angle at the 8th floor and then remove the failed masonry veneer. We will confirm after the masonry is removed from the building. After the brick masonry is removed, the area should be safe enough for the barber shop and Western Union to reopen, limited pedestrian access, and for the tenants to reoccupy the Cape Fear Hotel Apartments.

We also need to install temporary waterproofing to protect the remaining masonry veneer. The waterproofing materials should be delivered tomorrow. After the waterproofing is installed, the contractor should be able to remove his equipment and open the road up to vehicle and pedestrian traffic.

EB

E.B. Pannkuk, P.E., SECB
LEED Accredited Professional
Andrew Consulting Engineers, P.C.
910.202.5555
eb@andrewengineers.com



From: David Cowell [<mailto:david.cowell@wilmingtonnc.gov>]
Sent: Tuesday, June 07, 2016 1:10 PM
To: Everett Pannkuk
Cc: Tony Caudle; Richard King; Skipper Funderburg; Bret Russell
Subject: Cape Fear Hotel Apartments - Brick Veneer Repair

EB -

The barber shop & Western Union business owners contacted the City to inquire about the timeframe for re-establishing access to their stores. Can you provide a brief update on the projected timeline for the brick veneer repair and let us know if there are any plans to install a temporary overhead protection system (e.g., scaffolding/plywood) for access to the businesses? I believe scaffolding could be installed under the attached Right-of-Way Permit already issued to Harp Builders.

Thanks.
Dave

David E. Cowell, PE
City Engineer
City of Wilmington, Engineering Division
P.O. Box 1810
Wilmington, NC 28402-1810
Ph: 910.341.5879 | Fx: 910.341.5881
david.cowell@wilmingtonnc.gov
www.wilmingtonnc.gov



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Williane Carr

From: Everett Pannkuk <eb@andrewengineers.com>
Sent: Friday, November 04, 2016 1:26 PM
To: Williane Carr
Subject: RE: 121 chestnut street
Attachments: Cape Fear Hotel Apartments [Filing cancelled]

Ma'am,

A quick update:

- 1) We have completed the repair drawings for the 2nd Street elevation.
- 2) The owner has decided to continue the exterior building repairs around the entire building.
- 3) The contractor and owner are reviewing the contract for this work.
- 4) We are waiting on the US Park Service to make 1 decision regarding the historic credits before beginning work.

Please let me know if you need any additional information.

Thank you,
EB

E.B. Pannkuk, P.E., SECB
LEED Accredited Professional
Andrew Consulting Engineers, P.C.
910.202.5555
eb@andrewengineers.com

From: Williane Carr [mailto:Williane.Carr@wilmingtonnc.gov]
Sent: Friday, November 04, 2016 1:13 PM
To: Everett Pannkuk
Cc: Williane Carr
Subject: FW: 121 chestnut street

Please see below.

W. M. Myers Carr, CZO, CHO
Chief Code Enforcement Officer
City of Wilmington
Community Services/CD/Code Enforcement
305 Chestnut Street, 2nd Floor
PO Box 1810
Wilmington, NC 28402

Office: (910) 341-3231; Cell: (910) 616-2095; Fax: (910) 341-7802
Email: williane.carr@wilmingtonnc.gov
Code Enforcement Office Email: lynctcg_code@wilmingtonnc.gov



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From: Williane Carr
Sent: Friday, November 04, 2016 12:28 PM
To: eb@andrewemgoemeers.com
Cc: Williane Carr <Williane.Carr@wilmingtonnc.gov>
Subject: 121 chestnut street

Hi E.B..

Please provide me any emails regarding the above referenced property since the June 2016 incident. I cannot locate my emails you sent to me.

W. M. Myers Carr, CZO, CHO
Chief Code Enforcement Officer
City of Wilmington
Community Services/CD/Code Enforcement
305 Chestnut Street, 2nd Floor
PO Box 1810
Wilmington, NC 28402

Office: (910) 341-3231; Cell: (910) 616-2095; Fax: (910) 341-7802
Email: williane.carr@wilmingtonnc.gov
Code Enforcement Office Email: lynctcg_code@wilmingtonnc.gov



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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520 521 522 523 524 525 526 527 528 529 530 531 532 533 534 535 536 537 538 539 540 541 542 543 544 545 546 547 548 549 550 551 552 553 554 555 556 557 558 559 560 561 562 563 564 565 566 567 568 569 570 571 572 573 574 575 576 577 578 579 580 581 582 583 584 585 586 587 588 589 590 591 592 593 594 595 596 597 598 599 600 601 602 603 604 605 606 607 608 609 610 611 612 613 614 615 616 617 618 619 620 621 622 623 624 625 626 627 628 629 630 631 632 633 634 635 636 637 638 639 640 641 642 643 644 645 646 647 648 649 650 651 652 653 654 655 656 657 658 659 660 661 662 663 664 665 666 667 668 669 670 671 672 673 674 675 676 677 678 679 680 681 682 683 684 685 686 687 688 689 690 691 692 693 694 695 696 697 698 699 700 701 702 703 704 705 706 707 708 709 710 711 712 713 714 715 716 717 718 719 720 721 722 723 724 725 726 727 728 729 730 731 732 733 734 735 736 737 738 739 740 741 742 743 744 745 746 747 748 749 750 751 752 753 754 755 756 757 758 759 760 761 762 763 764 765 766 767 768 769 770 771 772 773 774 775 776 777 778 779 780 781 782 783 784 785 786 787 788 789 790 791 792 793 794 795 796 797 798 799 800 801 802 803 804 805 806 807 808 809 810 811 812 813 814 815 816 817 818 819 820 821 822 823 824 825 826 827 828 829 830 831 832 833 834 835 836 837 838 839 840 841 842 843 844 845 846 847 848 849 850 851 852 853 854 855 856 857 858 859 860 861 862 863 864 865 866 867 868 869 870 871 872 873 874 875 876 877 878 879 880 881 882 883 884 885 886 887 888 889 890 891 892 893 894 895 896 897 898 899 900 901 902 903 904 905 906 907 908 909 910 911 912 913 914 915 916 917 918 919 920 921 922 923 924 925 926 927 928 929 930 931 932 933 934 935 936 937 938 939 940 941 942 943 944 945 946 947 948 949 950 951 952 953 954 955 956 957 958 959 960 961 962 963 964 965 966 967 968 969 970 971 972 973 974 975 976 977 978 979 980 981 982 983 984 985 986 987 988 989 990 991 992 993 994 995 996 997 998 999 1000

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Williane Carr

From: Everett Pannkuk <eb@andrewengineers.com>
Sent: Thursday, June 09, 2016 5:20 PM
To: Williane Carr
Subject: Cape Fear Hotel Apartments [Filing cancelled]
Attachments: Cape Fear Code violations_.pdf

Ms. Carr,

Cape Fear Hotel Apartments has requested that Andrew Engineers help them resolve the dangerous situation on their building at 2nd Street. They received the attached notice of violations from your office. They requested that we call or meet with you to ensure that they resolve your concerns.

Please contact me at 622-5261 to discuss.

Thank you,
EB

E.B. Pannkuk, P.E., SECB
LEED Accredited Professional
Andrew Consulting Engineers, P.C.
3811 Peachtree Avenue, Suite 300
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910.202.5555 / 910.202.5558 fax
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ANDREW
CONSULTING ENGINEERS
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Community Development
Code Enforcement
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

910 341 3266
910 341 7802 fax
wilmingtonnc.gov
Dial 711 TTY/Voice

June 6, 2016

**CAPE FEAR ASSOC
412 FAYETTEVILLE ST MALL
RALEIGH, NC 27601**

RE: Nonresidential Structure Code Notice of Violation
121 CHESTNUT ST
E END 6 PT 5 EM 5/6 PT 4
R04720-006-012-000
16-00002272

Dear CAPE FEAR ASSOC:

The purpose of this letter is to provide you with information concerning Nonresidential Structure Code violations. Also, an inspection of the above referenced property was conducted on **June 4, 2016**. The inspection revealed condition(s) that are in violation of the City of Wilmington's Code. Please see the subsequent page(s) for a summary of the violation(s) that were found, the applicable Code section(s) and the necessary corrective action(s) that are needed to be in compliance with the Code.

Please be advised that you have until **June 14, 2016** to contact this office at (910) 341-3266. If applicable, any permits must be obtained prior to starting work. For further information regarding building permits, please contact New Hanover County Building Inspections at 910-798-7175. If you fail to contact the Code Enforcement Office by this date, the City will begin to take necessary action pursuant to Article VII, Section 16 of the City Code. The costs incurred by the City will be a lien upon the property and subject to foreclosure in accordance with Section 16-322.

Your cooperation in bringing and keeping this property in compliance with the Nonresidential Structure Code is appreciated.

Sincerely,

WM Carr, CZO, CHO, Chief
Code Enforcement Officer

Enclosure

CASE NUMBER 16-00002272
PROPERTY ADDRESS 121 CHESTNUT ST

VIOLATION: 16-310 QUANTITY: 1
DESCRIPTION: Unsafe Nonresidential Structures DATE: 6/04/16
LOCATION: N 2ND ST SIDE

NARRATIVE :

The inspection revealed there are issues with the exterior of the building elements of the nonresidential structure that are not structurally sound and the existence of the above conditions are deemed to be dangerous to the public health, safety and welfare for which a public necessity the repair, closing or demolition of the structure. The exterior walls are bowed, cracking and missing parts. There is much decay and deterioration of the exterior walls.

ORDINANCE DESCRIPTION :

Sec. 16-310 Unsafe nonresidential structures.

All nonresidential structures shall be free of all conditions that are dangerous and injurious to the public health, safety and welfare of occupants or others. Without limitation of the foregoing requirement, the basic structural elements of all nonresidential structures shall be structurally sound and the existence of any of the following conditions shall be deemed to be dangerous to the public health, safety and welfare for which a public necessity exists for the repair, closing, or demolition of the structure and must be corrected in accordance with the provisions of this article:

CORRECTIVE ACTION REQUIRED :

Please refer to the following pages with the conditions in question.

VIOLATION: 16-310(1) QUANTITY: 1
DESCRIPTION: Access DATE: 6/04/16
LOCATION: ACCESS

ORDINANCE DESCRIPTION :

Access is not provided to all rooms within a structure such that reasonable exit is available if necessitated by circumstances; or all entrances and exits do not meet the standards set forth in the North Carolina State Building Code; or safe, continuous and unobstructed exit is not provided from the interior of the structure to the exterior at street or grade level; or platforms and steps are not provided, where appropriate, to serve exits or are not maintained in a safe condition.

CORRECTIVE ACTION REQUIRED :

Make the necessary repairs to comply with this section of the code or contact the City's Code Enforcement Office at

CASE NUMBER 16-00002272
PROPERTY ADDRESS 121 CHESTNUT ST

CORRECTI VE ACTI ON REQUI RED :
(910) 341-3266 for questions, concerns or clarification.

VI OLATI ON: 16-310(1) 1.3 QUANTI TY: 1
DESCRI PTI ON: Access DATE: 6/04/16
LOCATI ON:

NARRATI VE :
Safe/continuous/unobstructed exit not provided from
structure interior to exterior at street or grade level.

ORDI NANCE DESCRI PTI ON :
(1) Access.

Access is not provided to all rooms within a structure such
that reasonable exit is available if necessitated by
circumstances; or all entrances and exits do not meet the
standards set forth in North Carolina State Building Code;
or safe, continuous and unobstructed exit is not provided
from the interior of the exterior at street or grade level;
or platforms and steps are not provided, where appropriate,
to serve exits or are not maintained in a safe condition.

CORRECTI VE ACTI ON REQUI RED :
Contact the Code Enforcement Office at (910)341-3266 for
questions and or concerns.

VI OLATI ON: 16-310(4) QUANTI TY: 1
DESCRI PTI ON: Building Code DATE: 6/04/16
LOCATI ON:

ORDI NANCE DESCRI PTI ON :
Possible violations of the North Carolina State Building
Code and the North Carolina Rehabilitation Code, as amended
from time to time and any new editions adopted by the North
Carolina Structure Code Council, including general
construction, electrical, plumbing, mechanical, and
ventilation.

CORRECTI VE ACTI ON REQUI RED :
Make the necessary repairs to comply with this section of
the code or contact the City's Code Enforcement Office at
(910) 341-3266 for questions, concerns or clarification.

VI OLATI ON: 16-310(4) 4.1 QUANTI TY: 1
DESCRI PTI ON: Building Code DATE: 6/04/16
LOCATI ON:

NARRATI VE :
Possible violations of NC State Building Code and or NC
Rehabilitation Code

ORDI NANCE DESCRI PTI ON : CONTI NUED

CASE NUMBER 16-00002272
PROPERTY ADDRESS 121 CHESTNUT ST

ORDI NANCE DESCRI PTI ON :
(4) Building Code.

Possible violations of the North Carolina State Building Code and the North Carolina Rehabilitation Code, as amended from time to time and any new editions adopted by the North Carolina Structure Code Council, including General Construction, Electrical, Plumbing, Mechanical, and Ventilation.

CORRECTI VE ACTI ON REQUI RED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and or concerns.

VI OLATI ON: 16-310(6)
DESCRI PTI ON: Decay
LOCATI ON: DECAY
QUANTI TY: 1
DATE: 6/04/16

VI OLATI ON: 16-310(6) 6.1
DESCRI PTI ON: Decay
LOCATI ON:
QUANTI TY: 1
DATE: 6/04/16

NARRATI VE :

Rotting/holes/other forms of decay

ORDI NANCE DESCRI PTI ON :
(6) Decay.

Rotting, holes and other forms of decay.

CORRECTI VE ACTI ON REQUI RED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and or concerns.

VI OLATI ON: 16-310(10)
DESCRI PTI ON: Exterior surfaces
LOCATI ON: EXTERIOR SURF.
QUANTI TY: 1
DATE: 6/04/16

ORDI NANCE DESCRI PTI ON :

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replaced with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of

CASE NUMBER 16-00002272
PROPERTY ADDRESS 121 CHESTNUT ST

ORDINANCE DESCRIPTION :

exterior stone, brick, plasters or mortars. (Where fifty percent or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration.)

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deterioration of the wall.

CORRECTIVE ACTION REQUIRED :

Make the necessary repairs to comply with this section of the code or contact the City's Code Enforcement Office at (910) 341-3266 for questions, concerns or clarification.

VIOLATION: 16-310(10) 10.1 QUANTITY: 1
DESCRIPTION: Exterior surfaces DATE: 6/04/16
LOCATION:

NARRATIVE :

Exterior surfaces/finishes not weather-tight/water tight/painted/sealed with sufficient frequency to protect underlying surface from deterioration and decay.

ORDINANCE DESCRIPTION :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings

CASE NUMBER 16-00002272
PROPERTY ADDRESS 121 CHESTNUT ST

ORDINANCE DESCRIPTION :

closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deterioration of the wall.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATION: 16-310(10) 10.2
DESCRIPTION: Exterior surfaces
LOCATION:

QUANTITY: 1
DATE: 6/04/16

NARRATIVE :

Exterior surfaces/finishes not maintained/treated so as to prevent deterioration and crumbling

ORDINANCE DESCRIPTION :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deterioration of the wall.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATION: 16-310(10) 10.3
DESCRIPTION: Exterior surfaces
LOCATION:

QUANTITY: 1
DATE: 6/04/16

NARRATIVE :

CONTINUED

CASE NUMBER 16-00002272
PROPERTY ADDRESS 121 CHESTNUT ST

NARRATIVE :

Exterior surfaces/finishes not repaired / replaced with like/similar material according to original use

ORDI NANCE DESCRIPTION :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deteriorated of the wall.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATION: 16-310(10) 10.4
DESCRIPTION: Exterior surfaces
LOCATION:

QUANTITY: 1
DATE: 6/04/16

NARRATIVE :

Exterior surfaces/finishes with holes, cracks, rotted boards permitting outside air and water to penetrate rooms or animals/birds to enter

ORDI NANCE DESCRIPTION :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a

CASE NUMBER 16-00002272
PROPERTY ADDRESS 121 CHESTNUT ST

ORDINANCE DESCRIPTION :

manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deteriorated of the wall.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VIOLATION: 16-310(10) 10.5
DESCRIPTION: Exterior surfaces
LOCATION: QUANTITY: 1
DATE: 6/04/16

NARRATIVE :

Exterior painted surfaces not maintained generally free of peeling, flaking or cause unsafe conditions due to lack of maintenance

ORDINANCE DESCRIPTION :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted

CASE NUMBER 16-00002272
PROPERTY ADDRESS 121 CHESTNUT ST

ORDI NANCE DESCR IPTION :

surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deteriorated of the wall.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATION: 16-310(10) 10.6 QUANTI TY: 1
DESCR IPTION: Exterior surfaces DATE: 6/04/16
LOCATI ON:

NARRATI VE :

Deterioration, crumbling of exterior stone and or brick and or plasters and or mortars

ORDI NANCE DESCR IPTION :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deteriorated of the wall.

CORRECTIVE ACTION REQUIRED :

CONTI NUED

CASE NUMBER 16-00002272
PROPERTY ADDRESS 121 CHESTNUT ST

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATI ON: 16-310(10) 10.8 QUANTI TY: 1
DESCR I PTI ON: Exterior surfaces DATE: 6/04/16
LOCATI ON:

NARRATI VE :

Exposed wall not painted/stucco finished/bricked with the materials and sufficiently weatherproofed to prevent deterioration and decay

ORDI NANCE DESCR I PTI ON :

(10) Exterior surfaces.

Exterior surfaces or finishes that are not weather-tight, watertight and painted or sealed with sufficient frequency to protect the underlying surface from deterioration; or are not maintained in such material or treated in such a manner as to prevent deterioration or crumbling; or are not repaired or replace with like or similar material according to its original use; or have holes, cracks or rotted boards which permit outside air or water to penetrate rooms or animals or birds to enter; or exterior surfaces that have been painted which are not maintained generally free of peeling and flaking or that may cause unsafe conditions due to a lack of maintenance; or deterioration or crumbling of exterior stone, brick, plasters or mortars. (Where fifty percent (50%) or more of the aggregate of any painted surface shall have peeling or flaking or previous paint worn away, the entire surface shall be repainted in order to prevent further deterioration).

Where a wall of a structure has become exposed as a result of demolition of adjacent structures, such wall does not have all doors, windows, vents, or other similar openings closed with material of the type comprising the wall; or the exposed wall is not painted, stucco finished or bricked with like materials and sufficiently weatherproofed to prevent deteriorated of the wall.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATI ON: 16-310(20) QUANTI TY: 1
DESCR I PTI ON: Walls, exterior DATE: 6/04/16
LOCATI ON: EXTERI OR WALL

ORDI NANCE DESCR I PTI ON :

Exterior walls or vertical supports that are not

CASE NUMBER 16-00002272
PROPERTY ADDRESS 121 CHESTNUT ST

ORDINANCE DESCRIPTION :

structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects

CORRECTIVE ACTION REQUIRED :

Make the necessary repairs to comply with this section of the code or contact the City's Code Enforcement Office at (910) 341-3266 for questions, concerns or clarification.

VIOLATION: 16-310(20) 20.1
DESCRIPTION: Walls, exterior
LOCATION:

QUANTITY: 1
DATE: 6/04/16

NARRATIVE :

Exterior walls/vertical supports not structurally sound not maintained in sound condition, in good repair and free from defects and damages

ORDINANCE DESCRIPTION :

(2) Walls, exterior.

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and or concerns.

VIOLATION: 16-310(20) 20.2
DESCRIPTION: Walls, exterior
LOCATION:

QUANTITY: 1
DATE: 6/04/16

NARRATIVE :

Exterior walls incapable of bearing imposed loads safely

ORDINANCE DESCRIPTION :

(2) Walls, exterior.

CASE NUMBER 16-00002272
PROPERTY ADDRESS 121 CHESTNUT ST

ORDI NANCE DESCR I PTI ON :

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

CORRECTI VE ACTI ON REQUI RED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATI ON: 16-310(20) 20.3 QUANTI TY: 1
DESCR I PTI ON: Walls, exterior DATE: 6/04/16
LOCATI ON:

NARRATI VE :

Deterioration of exterior walls/vertical supports causing leaning/sagging/splitting/listing/buckling and bowing

ORDI NANCE DESCR I PTI ON :

(2) Walls, exterior.

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

CORRECTI VE ACTI ON REQUI RED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATI ON: 16-310(20) 20.4 QUANTI TY: 1
DESCR I PTI ON: Walls, exterior DATE: 6/04/16
LOCATI ON:

NARRATI VE :

Structural/load bearing walls bowed out of plumb, not structurally sound

ORDI NANCE DESCR I PTI ON :

CASE NUMBER 16-00002272
PROPERTY ADDRESS 121 CHESTNUT ST

ORDINANCE DESCRIPTION :
(2) Walls, exterior.

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATION: 16-310(20) 20.5 QUANTITY: 1
DESCRIPTION: Walls, exterior DATE: 6/04/16
LOCATION:

NARRATIVE :

Exterior walls not substantially weather-tight/watertight/not pervious to adverse effect of weather

ORDINANCE DESCRIPTION :

(2) Walls, exterior.

Exterior walls or vertical supports that are not structurally sound, or not maintained in sound condition and good repair and free from defects and damages, or are not capable of bearing imposed loads safely; deterioration of exterior walls or other vertical support that causes leaning, sagging, splitting, listing or buckling; or structural or load bearing walls that are bowed or out of plumb and not structurally sound; or exterior walls that are not substantially weather-tight and watertight or not impervious to the adverse effects of weather.

CORRECTIVE ACTION REQUIRED :

Contact the Code Enforcement Office at (910)341-3266 for questions and or concerns.

VI OLATION: 16-310(22) QUANTITY: 1
DESCRIPTION: Other DATE: 6/05/16
LOCATION:

VI OLATION: 16-310(22) 22.1 QUANTITY: 1
DESCRIPTION: Other DATE: 6/05/16
LOCATION:

NARRATIVE :

CONTINUED

CASE NUMBER 16-00002272
PROPERTY ADDRESS 121 CHESTNUT ST

NARRATI VE :

Any combination of conditions rendering structure unsafe, dangerous to the health and safety of the general welfare of owners, occupants and general public.

ORDI NANCE DESCRI PTI ON :
(22) Other

Any combination of conditions which in the judgment of the public officer renders any structure unsafe or dangerous or injurious to the health, safety, or general welfare of the owners, occupants or others.

CORRECTI VE ACTI ON REQUI RED :

Contact the Code Enforcement Office at (910) 341-3266 for questions and or concerns.



Community Services
Community Development
Code Enforcement
305 Chestnut Street
PO Box 1810
Wilmington, NC 28402-1810

910 341 3266
910 341 7802 fax
wilmingtonnc.gov
Dial 711 TTY/Voice

June 6, 2016

**CAPE FEAR HOTEL
ATTN: PROPERTY MANAGER
121 CHESTNUT ST
WILMINGTON, NC 28401**

**RE: Nonresidential Structure Code Notice of Violation
121 CHESTNUT ST
E END 6 PT 5 EM 5/6 PT 4
R04720-006-012-000
16-00002272**


Dear CAPE FEAR HOTEL:

The purpose of this letter is to provide you with information concerning Nonresidential Structure Code violations. Also, an inspection of the above referenced property was conducted on **June 4, 2016**. The inspection revealed condition(s) that are in violation of the City of Wilmington's Code. Please see the subsequent page(s) for a summary of the violation(s) that were found, the applicable Code section(s) and the necessary corrective action(s) that are needed to be in compliance with the Code.

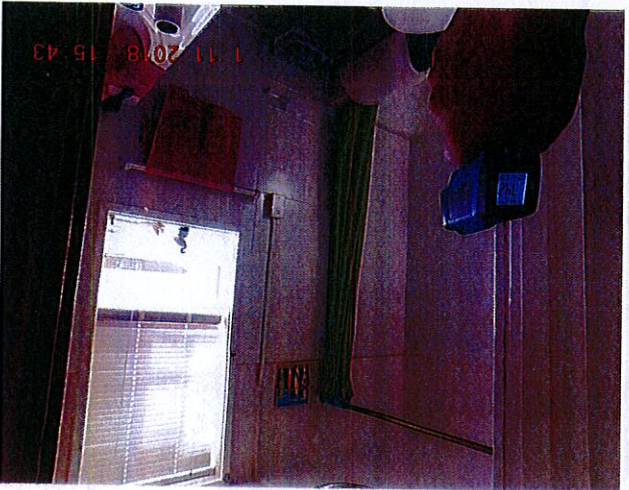
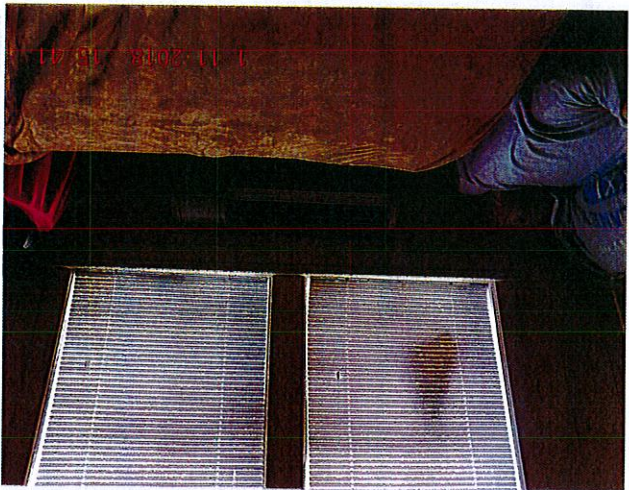
Please be advised that you have until **June 14, 2016** to contact this office at (910) 341-3266. If applicable, any permits must be obtained prior to starting work. For further information regarding building permits, please contact New Hanover County Building Inspections at 910-798-7175. If you fail to contact the Code Enforcement Office by this date, the City will begin to take necessary action pursuant to Article VII, Section 16 of the City Code. The costs incurred by the City will be a lien upon the property and subject to foreclosure in accordance with Section 16-322.

Your cooperation in bringing and keeping this property in compliance with the Nonresidential Structure Code is appreciated.

Sincerely,


WM Carr, CZO, CHO, Chief
Code Enforcement Officer

Enclosure





MINIMUM HOUSING CODE
FIELD INSPECTION CHECKLIST

Inspector HATCHER / SIMS Date 1/02/18 Complaint ☒ Surveillance
Property Address 121 Chestnut St TPN
PIN 2-05 Case No. 18-1650

STRUCTURAL/ROOF (Sect 16-269)

229RF3 *Roof system structurally unsound/unsafe w/ major sagging & deterioration (Sec 16-229)

269R31 Repair/replace defective rafters/and or other framing members@
269R32 Repair/replace soffit and/or fascia@
269R33 Repair/replace defective sheathing@
269R34 Repair/replace roof covering:(2ft < layers)@
269R35 Install flashing at chimney or other roof@
269R36 Locate and repair roof leak
269R37 Install roof ventilation system
269R38 Repair/replace gutter/downspout@
269R39 Repair/replace chimney @

STRUCTURAL/EXTERIOR WALLS (Sect. 16-269)

229WL2 *Exterior wall covering and/or framing w/ severe damage /deterioration/ leaning

269WL21 Repair/replace defective or loose siding/wall covering@
269WL22 Repair/replace wall framing@
269WL23 Paint or treat exterior wood w/protective coating@

STRUCTURAL/FOUNDATION (Sect. 16-269)

229FD2 *Foundation supporting members w/ severe damage and incapable of supporting load

269FD11 Remove standing water in crawl space and/or around foundation wall permanently
269FD12 Repair/replace piers or other supporting members (structural supports) @
269FD13 Repair/replace foundation wall or underpinning (rodent proof crawl space)
269FD14 Install/repair crawl space door
269FD15 Repair/install foundation vents@

STRUCTURAL/PORCHES/APPURTENANCES (Sect. 16-269)

229PH2 *Enclosed or outside porch walls w/ severe damage and deterioration

269PH61 Repair/replace porch roofing/ceiling@
269PH62 Repair/replace porch walls (interior or exterior) @
269PH63 Repair/replace /install porch railings/framing/columns@
269PH64 Repair/replace porch flooring@

STRUCTURAL/STAIRS; STEPS (Sect. 16-269)

269ST51 Repair/replace steps: # @ # @ # @
269ST161 Repair/replace/install handrails@

STRUCTURAL/FLOORS (Sect. 16-269)

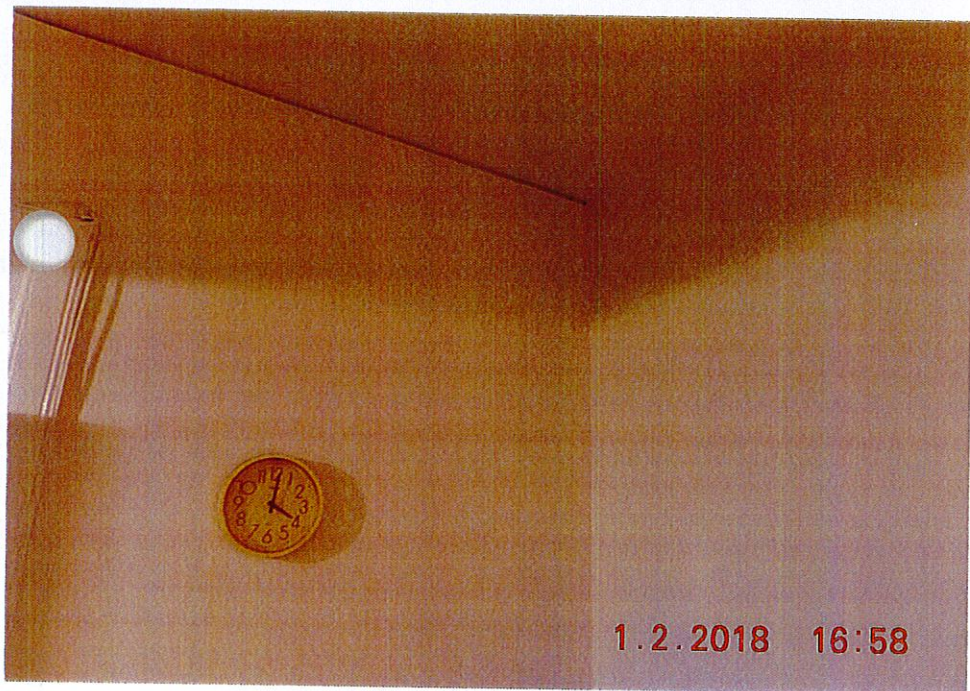
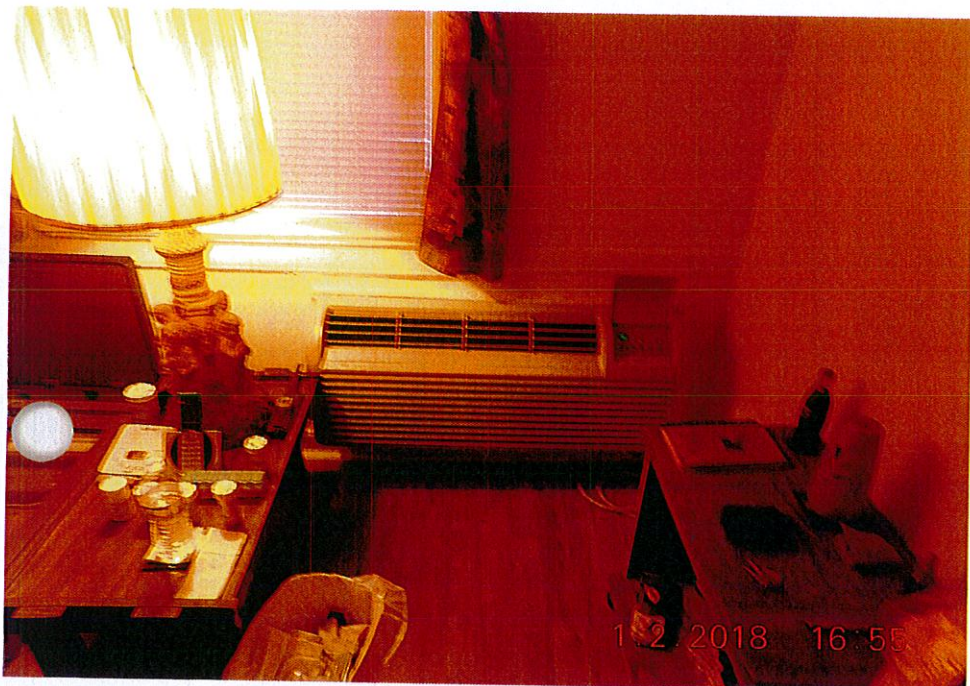
229FL3 *Floor system severely deteriorated and incapable of supporting load

269FL141 Repair/replace defective floor joist@
269FL142 Repair/replace sills or other floor framing@
269FL143 Replace damaged subfloor@
269FL144 Repair/replace damaged/loose floor covering@

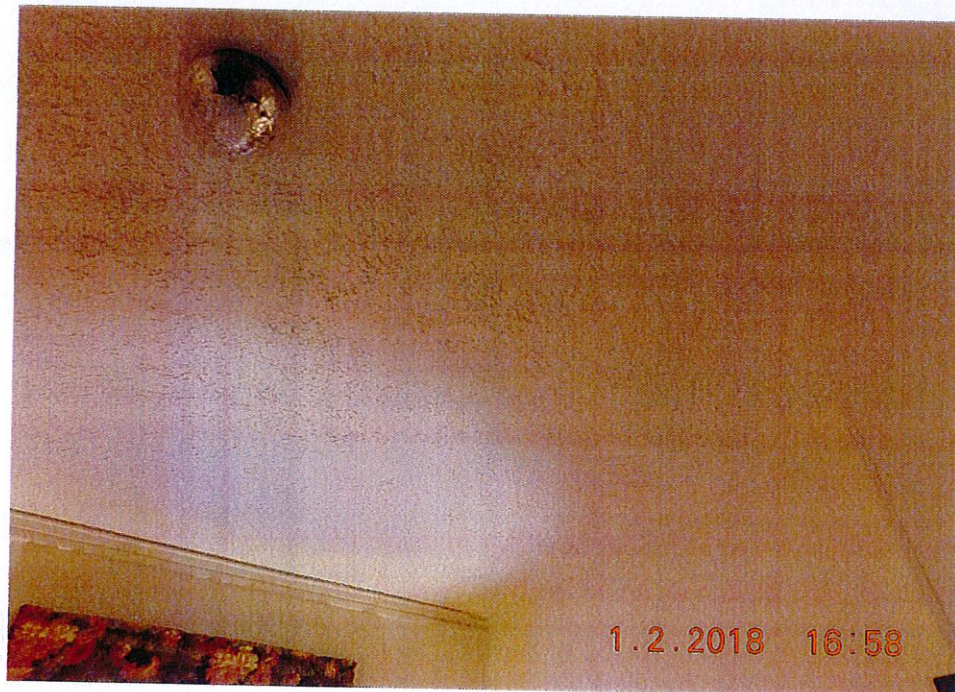
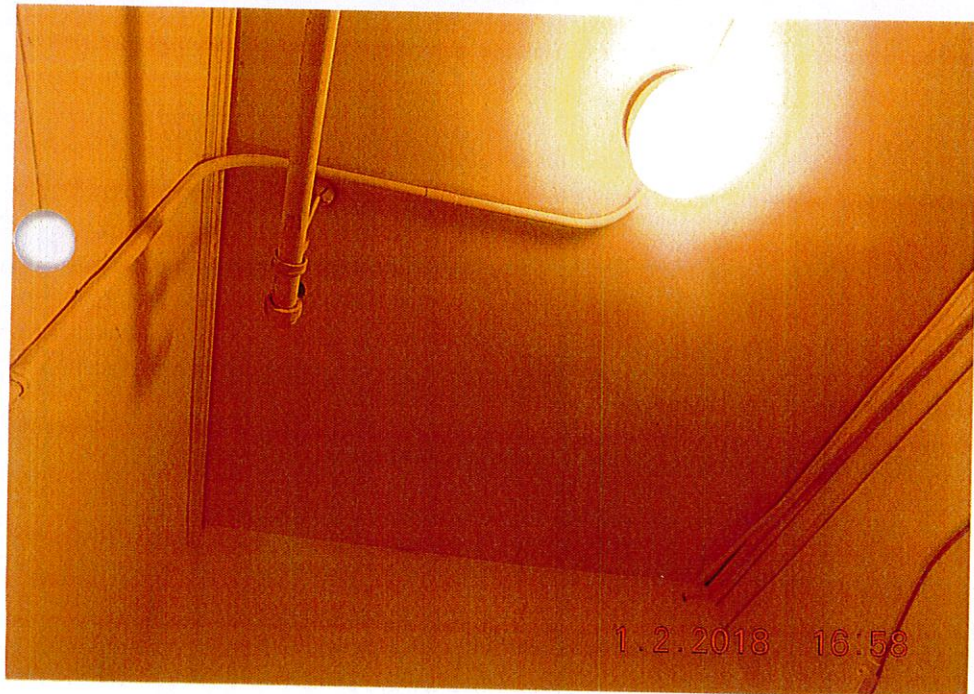
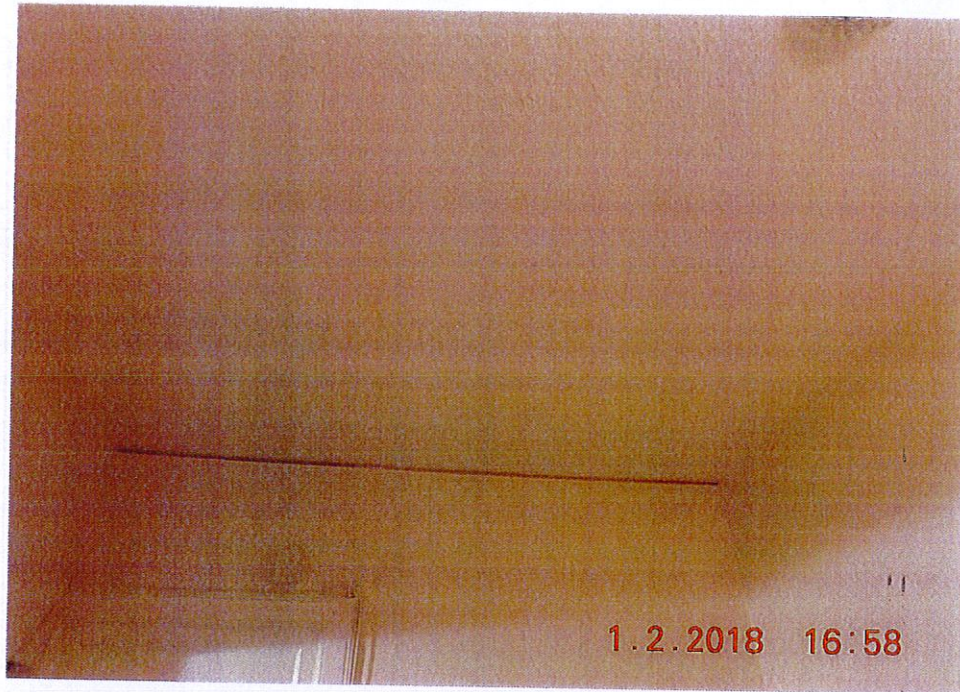
STRUCTURAL/INTERIOR WALLS & CEILINGS (Sect 16-269)

229INT1 *Interior walls severely deteriorated/leaning

269INT141 Repair/replace wall framing@
269INT142 ✓ Repair/replace/paint wall covering@
269INT143 Repair/replace ceiling joist@
269INT144 ✓ Repair/replace/paint ceiling@







Admitted to record
at 12:01 P.M.
Re. det. in Book 1157
1363
Lyle T. Alverson, Register
New Hanover Co., N.C.

ADMITTED TO RECORD
BOOK PAGE
FILE NO.
SEP 24 12 00 PM '79
LYLE T. ALVERSON
REGISTER
NEW HANOVER CO., N.C.

STATE OF NORTH CAROLINA,
COUNTY OF NEW HANOVER.

WARRANTY DEED

THIS INDENTURE, Made this the 21st day of September, 1979, by and between 201 N. SECOND ST., INC., (also known as 201 N. SECOND STREET, INC.), a North Carolina corporation with a place of business in the City of Wilmington, New Hanover County, North Carolina, party of the first part; and CAPE FEAR ASSOCIATES, a North Carolina Limited Partnership, of New Hanover County, North Carolina, party of the second part;

W I T N E S S E T H :

THAT the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has given, granted, bargained and sold, aliened and conveyed, and by these presents, does hereby give, grant, bargain sell and convey and confirm unto the said party of the second part, its successors and assigns, that certain lot or parcel of land, lying and being in New Hanover County, North Carolina, and more particularly described as follows:

BEGINNING at a cross chiseled in concrete at the most Northwestern intersectional corner of Second Street and Chestnut Street; thence from the beginning with the western right of way of Second Street, North 07 deg. 00 min. 58 sec. East 124.23 feet to a nail in pavement; thence leaving the western right of way of Second Street with the line of the property of J & S Investment Co., Et al, North 82 deg. 59 min. 02 sec. West 67.00 feet to a nail; thence with the line of the property of J & S Investment Co., et al, North 07 deg. 00 min. 58 sec. East 66.77 feet to a nail; thence leaving the line of J & S Investment Co., et al, North 82 deg. 59 min. 02 sec. West 56.00 feet to a stake; thence North 07 deg. 00 min. 58 sec. East 7.00 feet to a nail in the southern line of Vances Alley or Lanes Alley; thence with the southern line of said alley, North 82 deg. 59 min. 02 sec. West 10.20 feet to a nail at the most southeastern intersectional corner of Vances Alley or Lanes Alley and Dickinson's Alley; thence with the eastern line of Dickinson's Alley, South 07 deg. 00 min. 58 sec. West 198.00 feet to a cross chiseled in concrete on the northern right of way of Chestnut Street; thence with the northern right of way of Chestnut Street, South 82 deg. 59 min. 02 sec. East 133.20 feet to a cross chiseled in concrete at the most northwestern intersectional corner of Second Street and Chestnut Street, the point of BEGINNING, containing 21.039.01 square feet or 0.483 acre more or less, the same being part of Lots 4, 5 and 6, Block 191 according to the official plan or map of the City of Wilmington, North Carolina.

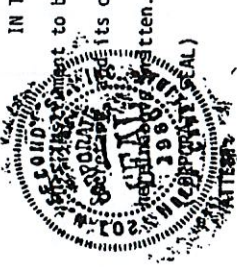
BEING a composite description of that property conveyed to Lyle T. Alverson by Cape Fear Hotel Company by deed dated August 17, 1960, recorded in Deed Book 671, Page 249 in the New Hanover County Registry.



PAGE TWO

TO HAVE AND TO HOLD the above granted and described premises together with all and singular the rights, privileges, easements and appurtenances thereunto belonging, or in anywise appertaining unto the said party of the second part, its successors and assigns, in fee simple FOREVER.

AND the said party of the first part, for itself, its successors and assigns, does covenant to and with the said party of the second part, its successors and assigns, that it is seised in fee of the above granted and described premises, and that it has good right to sell and convey the same in fee simple; that the same is free and clear from any and all encumbrances, except those recited above, and that it will and its successors and assigns, shall WARRANT AND DEFEND the title to the same against the lawful claims and demands of any and all persons whomsoever.



IN TESTIMONY WHEREOF, the party of the first part has caused me this day and acknowledged that it is Assistant Secretary of 201 N. SECOND ST., INC., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by himself as its Assistant Secretary.

201 N. SECOND ST., INC.

BY: Claude E. E. E. PresidentAssistant Secretary

STATE OF NORTH CAROLINA,

COUNTY OF NEW HANOVER.

certify that Pamela A. Broussard, a Notary Public, hereby me this day and acknowledged that it is Assistant Secretary of 201 N. SECOND ST., INC., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by himself as its Assistant Secretary.



WITNESS my hand and notarial seal, this the 21st day of Sept, 1979.

commission expires: 1/25/83

Pamela A. Broussard
NOTARY PUBLIC

STATE OF NORTH CAROLINA, COUNTY OF NEW HANOVER.

The foregoing certificate of Pamela A. Broussard
Notary Public of New Hanover County is hereby certified to be correct.
THIS the 24th day of Sept, 1979.

Lois C. LeRoy
REGISTER OF DEEDS, New Hanover County, N. C.

PREPARED BY HOGUE, HILL, JONES, NASH & LYNCH, Attorneys
Received and Recorded
9-24-79 at 12:01 PM

Lois C. LeRoy
Register of Deeds

By: Pamela A. Broussard
Attorney

PROCESS Checklist

Address: 120 121 Chestnut St Case # 18-1650

PARCEL # R0420-006-012-000 PIN # 3117-79-9258.000

- 1-11-18 1. Initial Inspection w/pictures
- 1-12-18 2. Create File Folder
- 1-12-18 3. Print Tax Information
- 1-12-18 4. Determine Cost to Rehab / % (Dilapidation or Deterioration)
- 1-12-18 5. Data Entry Into HTE
- 6. Request for Title Work
- 7. Date received Title Work
- 8. Schedule Hearing: date
- 9. Prepare CN/LP
- 10. Send to City Attorney's Office
- 11. Post / Mail CN/LP – take photos.
- 12. Prepare Affidavits (posting/mailling)
- 13. Publication of CN (if necessary): date:
- 14. Hearing determination:
- 15. Prepare FOF
- 16. Post/Mail FOF – take photos
- 17. Prepare Affidavits (posting/mailling)
- 18. Publication of FOF (if necessary): date:
- 19. FOF expiration inspection
- 20. File to Chief for Citation or Council
- 21. Citation Process # \$ # \$ # \$ # \$
- 22. Prepare Council Package
- 23. Prepare Notice of Owner regarding Council
- 24. Public Notice Hearing for Council
- 25. File Condemnation Ordinance
- 26. Prepare Notice of Condemnation to Owners
- 27. Prepare for Bid (15 days)
- 28. Schedule Demo with approved Contractor
- 29. Final Inspection of Demo
- 30. Prepare for Contractor Payment

Initial inspection revealed unit heat working
properly above 680 benchmark set by City's
Code.

CONVERSATION / CASE SUMMARY LOG

ADDRESS: _____ PHONE: _____

CONTACT PERSON: _____

DATE: _____

INITIAL: _____

DATE: _____

INITIAL: _____

DATE: _____

INITIAL: _____

[Print These Records](#)

SALEDATE	DEEDBK	DEEDPG	DEED LINK	SALEINST	SALEPRICE	GRANTOR	GRANTEE
9/1/1979	1157	1369	link	**	0	* NOT IN SYSTEM *	CAPE FEAR ASSOC

PARID: R04720-006-012-000
CAPE FEAR ASSOC

121 CHESTNUT ST

Parcel	
Alt ID	311708.79.9258.000
Address	121 CHESTNUT ST
Unit	
City	WILMINGTON
Zip Code	-
Neighborhood	CHBX0
Class	CHR3-Exempt Charitable - Low Income Housing
Land Use Code	12-3 + Family Residential
Living Units	91
Acres	
Zoning	CBD-CENTRAL BUSINESS DIS

Legal	
Legal Description	E END 6 PT 5 EM 5/6 PT 4
Tax District	BD
Owners (On January1st)	
Owner	CAPE FEAR ASSOC
City	RALEIGH
State	NC
Country	
Zip	27601

THE DATA IS FROM 2017

- Upload a PDF Filing
- Order a Document Online
- Add Entity to My Email Notification List
- View Filings

Limited Partnerships

Legal Name

Cape Fear Associates, a North Carolina Limited Partnership (New Hanover)

Information

SosId: 0980264

Status: Current-Active

Annual Report Status: Not Applicable

Citizenship: Domestic

Date Formed: 3/10/1998

Registered Agent: Christiansen, Susan L

Addresses

Reg Office

915 West Fourth Street

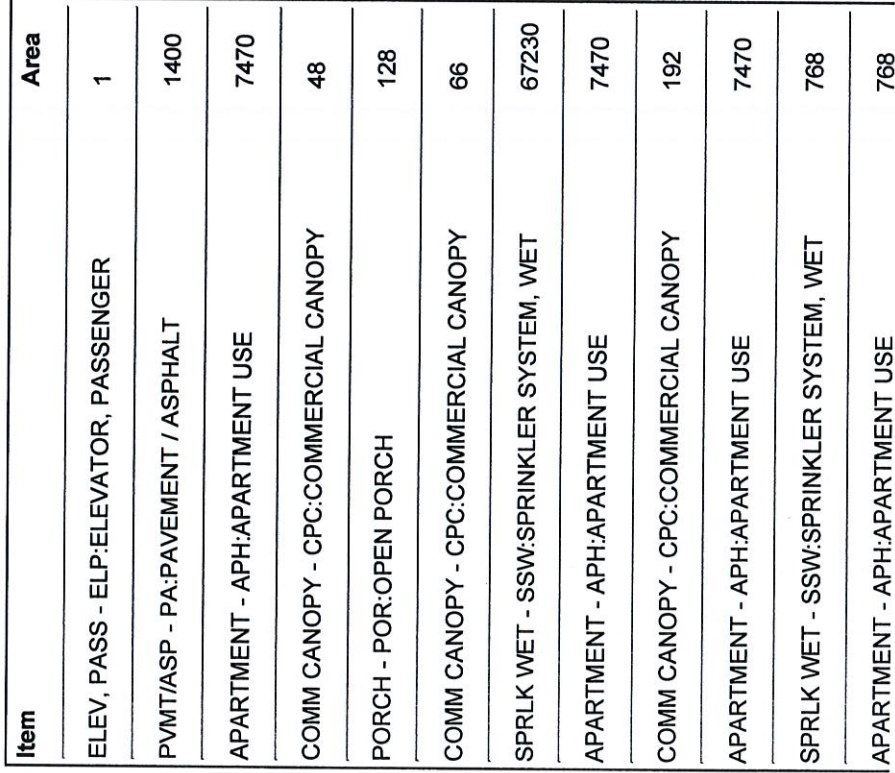
Winston Salem, NC 27101

Reg Mailing

915 West Fourth Street

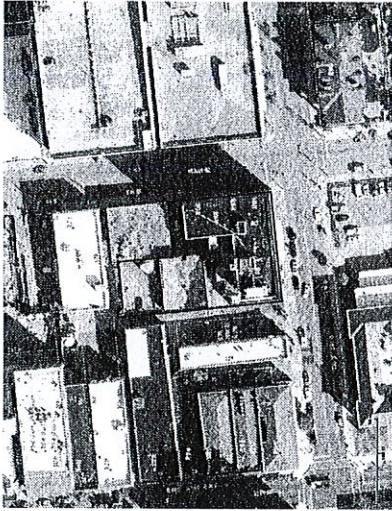
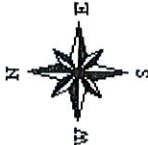
Winston Salem, NC 27101

121 CHESTNUT ST



SPRLK WET - SSW:SPRINKLER SYSTEM, WET	4158
APARTMENT - APH:APARTMENT USE	1386
ENCL PORCH - EPR:ENCL PORCH	128
APARTMENT - APH:APARTMENT USE	1386
ENCL PORCH - EPR:ENCL PORCH	76
APARTMENT - APH:APARTMENT USE	252
ENCL PORCH - EPR:ENCL PORCH	120
APARTMENT - APH:APARTMENT USE	252
SPRLK WET - SSW:SPRINKLER SYSTEM, WET	504

Printed on Friday, January 12, 2018, at 9:03:58 AM EST



Parcel Address:

CHESTNUT ST

Owner Information:

CAPE FEAR ASSOC
412 FAYETTEVILLE ST MALL
RALEIGH, NC 27601

Parcel Information

Parcel ID: R04720-006-012-000

PIN: 3117-79-9258.000

Area:

Map ID: 311708.79.9258.000

Zoning: CBD

In Flood Zone?

In National
Register
Historic District? Wilmington

Legal Description: E END 6 PT 5 EM 5/6 PT 4

Subdivision:

Census Tract: 011300

Census Block
Group: 1

Census Block: 1032

Property Values

Appraised Land Value

\$475,200.00

Appraised Building Value

\$2,144,800.00

Total Appraised Value

\$2,620,000.00

Plat Book/Page

NOSUBDIV

Deed Book/Page

001157/001369

Muni

BD

Land Use Code

12



MINIMUM HOUSING CODE
FIELD INSPECTION CHECKLIST

Inspector Don Gurr Date 1-12-18 Complaint ☒ Surveillance ☐
Property Address 121 Chestnut St Apt 8-2C TPN
PIN Case No. 18-1650

STRUCTURAL/ROOF (Sect. 16-269)

229RF3 *Roof system structurally unsound/unsafe w/ major sagging & deterioration (Sec 16-229)

269R31 Repair/replace defective rafters/and or other framing members@
269R32 Repair/replace soffit and/or fascia@
269R33 Repair/replace defective sheathing@
269R34 Repair/replace roof covering: (2ft < layers)@
269R35 Install flashing at chimney or other roof@
269R36 Locate and repair roof leak
269R37 Install roof ventilation system
269R38 Repair/replace gutter/downspout@
269R39 Repair/replace chimney @

STRUCTURAL/EXTERIOR WALLS (Sect. 16-269)

229WL2 *Exterior wall covering and/or framing w/ severe damage /deterioration/ leaning
269WL21 Repair/replace defective or loose siding/wall covering@
269WL22 Repair/replace wall framing@
269WL23 Paint or treat exterior wood w/protective coating@

STRUCTURAL/FOUNDATION (Sect. 16-269)

229FD2 *Foundation supporting members w/ severe damage and incapable of supporting load
269FD11 Remove standing water in crawl space and/or around foundation wall permanently
269FD12 Repair/replace piers or other supporting members (structural supports) @
269FD13 Repair/replace foundation wall or underpinning (rodent proof crawl space)
269FD14 Install/repair crawl space door
269FD15 Repair/install foundation vents@

STRUCTURAL/PORCHES/APPURTENANCES (Sect. 16-269)

229PH2 *Enclosed or outside porch walls w/ severe damage and deterioration
269PH61 Repair/replace porch roofing/ceiling@
269PH62 Repair/replace porch walls (interior or exterior) @
269PH63 Repair/replace /install porch railings/framing/columns@
269PH64 Repair/replace porch flooring@

STRUCTURAL/STAIRS; STEPS (Sect. 16-269)

269ST51 Repair/replace steps: # @ # @ # @
269ST161 Repair/replace/install handrails@

STRUCTURAL/FLOORS (Sect. 16-269)

229FL3 *Floor system severely deteriorated and incapable of supporting load
269FL141 Repair/replace defective floor joist@
269FL142 Repair/replace sills or other floor framing@
269FL143 Replace damaged subfloor@
269FL144 Repair/replace damaged/loose floor covering@

STRUCTURAL/INTERIOR WALLS & CEILINGS (Sect 16-269)

229INT1 *Interior walls severely deteriorated/leaning
269INT141 Repair/replace wall framing@
269INT142 Repair/replace/paint wall covering@
269INT143 Repair/replace ceiling joist@
269INT144 Repair/replace/paint ceiling@



MINIMUM HOUSING CODE
FIELD INSPECTION CHECKLIST

Inspector John Smith Date 1-12-18 Complaint ☒ Surveillance ☐
Property Address 121 Chestnut St Apt 8-2C TPN
PIN Case No. 18-1650

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STRUCTURAL/FLOORS (Sect. 16-269)

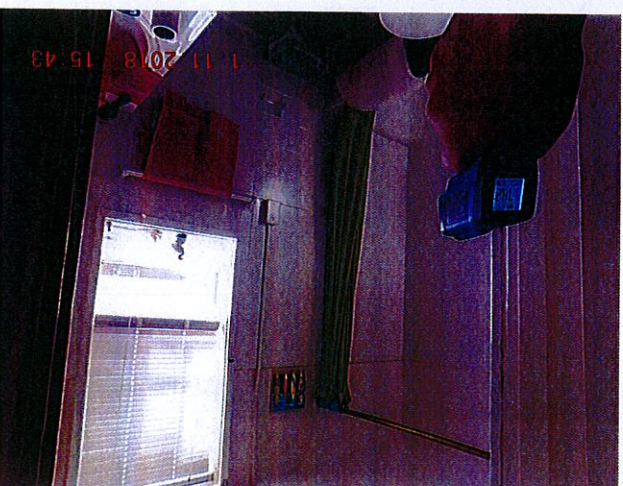
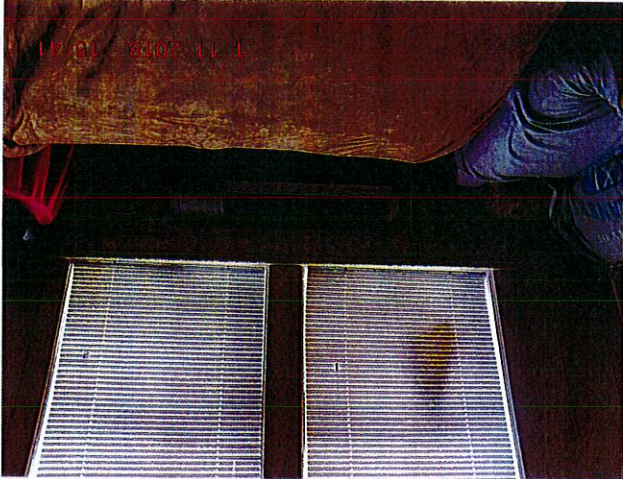
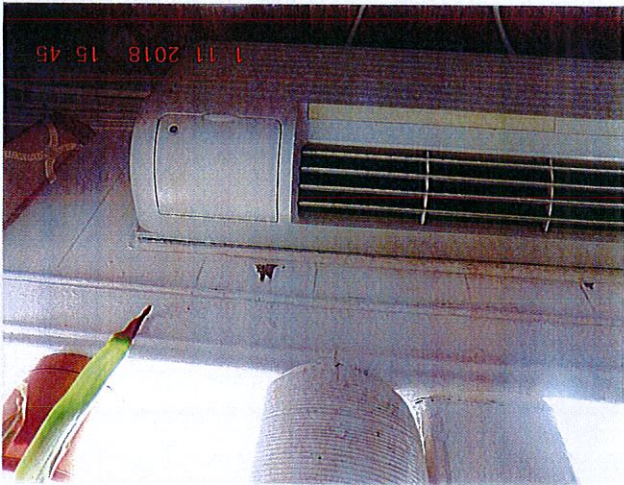
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269INT144 Repair/replace/paint ceiling@



Admitted to record
 24 day of Sept. 1979
 at 12:01 P.M.
 Recorded in Book 1157
 Page 1363
 Lyle T. Alverson, Register
 New Hanover Co., N.C.

ADMITTED TO RECORD
 BOOK PAGE
 FILE NO.

SEP 24 12 00 PM '79

LOIS CLARAY
 REGISTRAR
 NEW HANOVER CO., N.C.

STATE OF NORTH CAROLINA,
 COUNTY OF NEW HANOVER.

WARRANTY DEED

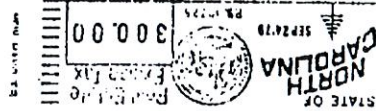
THIS INDENTURE, Made this the 21st day of September, 1979, by and between 201 N. SECOND ST., INC., (also known as 201 N. SECOND STREET, INC.), a North Carolina corporation with a place of business in the City of Wilmington, New Hanover County, North Carolina, party of the first part; and CAPE FEAR ASSOCIATES, a North Carolina Limited Partnership, of New Hanover County, North Carolina, party of the second part;

W I T N E S S E T H :

THAT the said party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other valuable considerations to it in hand paid by the said party of the second part, the receipt of which is hereby acknowledged, has given, granted, bargained and sold, aliened and conveyed, and by these presents, does hereby give, grant, bargain sell and convey and confirm unto the said party of the second part, its successors and assigns, that certain lot or parcel of land, lying and being in New Hanover County, North Carolina, and more particularly described as follows:

BEGINNING at a cross chiseled in concrete at the most Northwestern intersectional corner of Second Street and Chestnut Street; thence from the beginning with the western right of way of Second Street, North 07 deg. 00 min. 58 sec. East 124.23 feet to a nail in pavement; thence leaving the western right of way of Second Street with the line of the property of J & S Investment Co., Et al, North 82 deg. 59 min. 02 sec. West 67.00 feet to a nail; thence with the line of the property of J & S Investment Co., et al, North 07 deg. 00 min. 58 sec. East 66.77 feet to a nail; thence leaving the line of J & S Investment Co., et al, North 82 deg. 59 min. 02 sec. West 56.00 feet to a stake; thence North 07 deg. 00 min. 58 sec. East 7.00 feet to a nail in the southern line of Vances Alley or Lanes Alley; thence with the southern line of said alley, North 82 deg. 59 min. 02 sec. West 10.20 feet to a nail at the most southeastern intersectional corner of Vances Alley or Lanes Alley and Dickinson's Alley; thence with the eastern line of Dickinson's Alley, South 07 deg. 00 min. 58 sec. West 198.00 feet to a cross chiseled in concrete on the northern right of way of Chestnut Street; thence with the northern right of way of Chestnut Street, South 82 deg. 59 min. 02 sec. East 133.20 feet to a cross chiseled in concrete at the most northwestern intersectional corner of Second Street and Chestnut Street, the point of BEGINNING, containing 21.039.01 square feet or 0.483 acre more or less, the same being part of Lots 4, 5 and 6, Block 191 according to the official plan or map of the City of Wilmington, North Carolina.

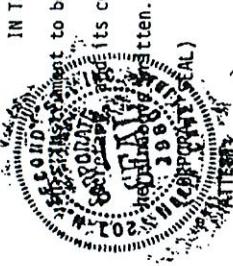
BEING a composite description of that property conveyed to Lyle T. Alverson by Cape Fear Hotel Company by deed dated August 17, 1960, recorded in Deed Book 671, Page 249 in the New Hanover County Registry.



PAGE TWO

TO HAVE AND TO HOLD the above granted and described premises together with all and singular the rights, privileges, easements and appurtenances thereunto belonging, or in anywise appertaining unto the said party of the second part, its successors and assigns, in fee simple FOREVER.

AND the said party of the first part, for itself, its successors and assigns, does covenant to and with the said party of the second part, its successors and assigns, that it is seised in fee of the above granted and described premises, and that it has good right to sell and convey the same in fee simple; that the same is free and clear from any and all encumbrances, except those recited above, and that it will and its successors and assigns, shall WARRANT AND DEFEND the title to the same against the lawful claims and demands of any and all persons whomsoever.



IN TESTIMONY WHEREOF, the party of the first part has caused me to be signed in its name by its President, attested by its Assistant Secretary, and its corporate seal hereto affixed, all the day and year first written.

(CORPORATE SEAL)

201 N. SECOND ST., INC.

BY: Clayton E. J. J. President

1/1/1999
Assistant Secretary

STATE OF NORTH CAROLINA,

COUNTY OF NEW HANOVER.

I, Pamela A. Broussard, a Notary Public, hereby certify that J. W. Lewis is Assistant Secretary of 201 N. SECOND ST., INC., a corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by Clayton E. J. J. as Assistant Secretary.

WITNESS my hand and notarial seal, this the 21st day of Sept, 1979.



Commission expires: 12/31/99

STATE OF NORTH CAROLINA, COUNTY OF NEW HANOVER.

The foregoing certificate of Pamela A. Broussard, Notary Public of New Hanover County is hereby certified to be correct. THIS the 24th day of Sept, 1979.

Lois C. LeRay
REGISTER OF DEEDS, New Hanover County, N. C.

PREPARED BY HOGUE, HILL, JONES, NASH & LYNCH, Attorneys
Received and Recorded
9-24-79 at 12:01 PM

Lois C. LeRay
Register of Deeds